



City of East Providence
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East Providence the first municipality in RI to require 20 percent of newly built units be fully, physically accessible for people with mobility issues.

EAST PROVIDENCE, RI – The City of East Providence Administration is taking a proactive approach to affordable and fully accessible housing.

The City is proposing changes to its current Zoning Ordinance, which will create a requirement that any future development of 10 housing units or more includes 20 percent deed-restricted, affordable and fully accessible housing.

While the city's Waterfront District has had an inclusionary zoning ordinance that requires 10 percent of affordable housing, the administration is seeking to expand it to 20 percent citywide.

"We have had very successful market rate development in our city and our administration is very proud of that," Mayor Bob DaSilva said. "Going forward, market rate developments will also need to include affordable and fully accessible housing, and we are working with the East Providence City Council to address the affordable housing crisis not only occurring in our city, but throughout the state."

"We are officially addressing the need for fairness in housing," Council President Bob Rodericks said. "This is making it mandatory that developers need to commit to affordable housing in our city."

The Administration is also committed to both achieving and maintaining the state's goal of 10 percent year-round housing units remaining deed-restricted affordable. Currently, the City of East Providence is at 9.56 percent (the sixth highest rate for any municipality in the state), according to Rhode Island Housing data.

“Creating more affordable housing will allow our senior residents, who are looking to downsize, more options and will enable them to remain in our city,” Council Vice President Frank Rego said.

Additionally, the City's administration is proud to say that this ordinance would make East Providence the first municipality in the state of Rhode Island to require 20 percent of newly built units be fully, physically accessible for people with mobility issues.

“It is imperative that we begin thinking outside of the box when it comes to housing and inclusionary zoning is an example of that,” Ward 3 Councilman Francis Fogarty said. The city of East Providence has one of the highest aging populations who will need more accessible housing.

“This ordinance not only creates a pathway to affordable housing, but also more accessible housing,” Fogarty added.

East Providence has a variety of initiatives and organizations focused on providing affordable housing to low-income individuals and families.

Center City Apartments: One Neighborhood Builders is developing a mixed-income development with 144 affordable apartments on Taunton Avenue, including supportive housing for individuals experiencing or at risk of homelessness.

Residences at Riverside Square: A recently completed project offering 16 new affordable rental apartments, with three units reserved for young adults aging out of foster care.

Ivy Place Neighborhood Revitalization Initiative: A homeownership project with 10 affordable units and nine affordable workforce housing units and four live/work units, with affordability restricted to those earning up to 80% of the Area Median Income (AMI).

Burnside /Hoppin: The city has also been working with SWAP (Stop Wasting Abandoned Property) to develop new two-family homes, providing a path to homeownership with rental income opportunities.

East Point: This project, which began in 2022, is revitalizing the former home of Washburn Wire and Ocean State Steel Company and developing the former brownfield site into 392 single- and multi-family units and apartments adding to the housing stock in East Providence. When complete, the development will include 39 age-restricted affordable housing units.

The City Council will be holding a workshop to review the proposed inclusionary zoning changes at 6 PM on Wednesday, May 28, 2025 at East Providence City Hall, 145 Taunton Ave. East Providence, RI. The meeting will be held in Council Chambers on the first floor.
